

040.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

870,800 / 870,800

USE VALUE:

870,800 / 870,800

ASSESSED:

870,800 / 870,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24-26		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CARELLA VINCENZO A-ETAL

Owner 2: CARELLA CATHARINA

Owner 3:

Street 1: 16 HOLTON ST

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4800.000		415,000		4,600		451,200		870,800							
Total Card							0.110		415,000		4,600		451,200		870,800		Entered Lot Size					
Total Parcel							0.110		415,000		4,600		451,200		870,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date								
2020	104	FV	415,200	4600	4,800.	451,200	871,000	871,000 Year End Roll 12/18/2019
2019	104	FV	323,000	4600	4,800.	479,400	807,000	807,000 Year End Roll 1/3/2019
2018	104	FV	323,000	4600	4,800.	349,700	677,300	677,300 Year End Roll 12/20/2017
2017	104	FV	302,800	4600	4,800.	304,600	612,000	612,000 Year End Roll 1/3/2017
2016	104	FV	302,800	4600	4,800.	259,400	566,800	566,800 Year End 1/4/2016
2015	104	FV	269,500	4600	4,800.	253,800	527,900	527,900 Year End Roll 12/11/2014
2014	104	FV	269,500	4600	4,800.	208,700	482,800	482,800 Year End Roll 12/16/2013
2013	104	FV	280,500	4600	4,800.	198,500	483,600	483,600 12/13/2012

Parcel ID 040.0-0004-0010.0

!3315!

SALES INFORMATION

TAX DISTRICT							PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	17724-123		12/1/1986		205,000	No	No	Y			

BUILDING PERMITS

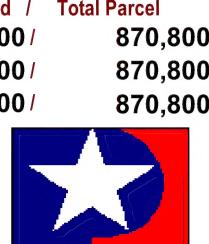
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	582	New Wind	5,000					replace windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																				
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average									OFF OFF (18) 8 6 13 9 3 OFFP EFP (78)																																																																																																																		
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 4 - Vinyl 25%	A Bath:	Rating:									43																																																																																																																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	3/4 Bath:	Rating:									43																																																																																																																		
GENERAL INFORMATION				1/2 Bath:	Rating:									RESIDENTIAL GRID																																																																																																																		
Grade: C - Average				A HBth:	Rating:									1st Res Grid Desc: Line 1 # Units: 1																																																																																																																		
Year Blt: 1922	Eff Yr Blt:			OthrFix:	Rating:									Level FY LR DR D K FR RR BR FB HB L O																																																																																																																		
Alt LUC:	Alt %:			Kits: 2	Rating: Average									Other																																																																																																																		
Jurisdict:	Fact: .			A Kits:	Rating:									Upper																																																																																																																		
Const Mod:				Fpl:	Rating:									Lvl 2																																																																																																																		
Lump Sum Adj:				WSFlue:	Rating:									Lvl 1																																																																																																																		
INTERIOR INFORMATION				Location:										Lower																																																																																																																		
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster			Total Units:									Totals RMS: 11 BRs: 4 Baths: 2 HB																																																																																																																			
Sec Int Wall:			Floor:									REMODELING	RES BREAKDOWN																																																																																																																			
Partition: T - Typical			% Own:									Exterior:	No Unit RMS BRS FL																																																																																																																			
Prim Floors: 3 - Hardwood			Name:									Interior:	1 6 2																																																																																																																			
Sec Floors:			Total:									Additions:	1 5 2																																																																																																																			
Bsmnt Flr: 12 - Concrete			31 %									Kitchen:																																																																																																																				
Subfloor:												Baths:																																																																																																																				
Bsmnt Gar:												Plumbing:																																																																																																																				
Electric: 3 - Typical												Electric:																																																																																																																				
Insulation: 2 - Typical												Heating:																																																																																																																				
Int vs Ext: S												General:	Totals																																																																																																																			
Heat Fuel: 2 - Gas													2 11 4																																																																																																																			
Heat Type: 5 - Steam																																																																																																																																
# Heat Sys: 2																																																																																																																																
% Heated: 100	% AC:																																																																																																																															
Solar HW: NO	Central Vac: NO																																																																																																																															
% Com Wall	% Sprinkled:																																																																																																																															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																																								
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.0-0004-0010.0																																																																																																																												
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3	Garage	D	Y	1	18X19	A	AV	1922	22.31	T	40	104			4,600		4,600																																																																																																															
More: N	Total Yard Items:	4,600		Total Special Features:												Total: 4,600																																																																																																																
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